

PRELIMINARY REPORT

2015: E13 – *Fallbrook Drive*

APPLICANT: Harris County Engineering Department

KEY MAP: 368

JURISDICTION: Harris County

LAMBERT: 4764

DISTRICT/PRECINCT:

Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Fallbrook Drive, between US 290 and Huffmeister Road, from the Major Thoroughfare and Freeway Plan. The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant contends that this amendment should be approved because the current alignment bisects an existing airport (Weiser Airport) and other structures along US 290, which makes it impractical for a Major Thoroughfare for the current land use. US 290 construction currently underway does not make provisions for an overpass at Fallbrook Drive. Without the overpass, westbound traffic would be limited to local circulation. The applicant also states that Chapter 42 block length requirements are sufficient to maintain circulation with a local east-west street. Eastbound traffic would all be local traffic due to the back tracking that would be required along the US 290 frontage road. Also, any eastbound traffic heading towards Huffmeister Road and eastward can be accessed by utilizing North Eldridge Parkway from US 290.

Harris County does own 50 feet of land for an approximate distance of 1,400 feet, which was dedicated for future right-of-way (ROW) by the Schmidt Fields plat in 2007. The approximate location of the roadway easement is located between the airport and Huffmeister Road. However, a road was never constructed in this area. Harris County has had an inquiry about development in this area, which is north of the White Oak Springs Sec 2 subdivision.

The applicant states that if this amendment is not approved, the developer that has contacted the county, Huffmeister Interests, LP, would be required to dedicate their half of the ROW for Fallbrook Drive to their property limits and may not be allowed to abandon Hemwick Drive. With the requirement of construction plans, a road would be constructed without any connection to Huffmeister Road. Harris County is currently waiting for the final recommendation of this amendment request before we correspond further with this developer.

Fallbrook Drive first appeared on the MTFP in 1957, extending from Beltway 8 to west of US 290. In 1966, the alignment extended from the proposed Grand Parkway to US 59 as Aldine Bender Road. In 1972, the alignment began at US 290 going eastward, as it exists today. This alignment was to serve as a middle piece of the grid between Cypress North Houston Road and West Road.

POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the reclassification of Fallbrook Drive between US 290 and Huffmeister Road as a Minor Collector with 60' right-of-way. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines as compared to the existing 100' right-of-way (ROW) 4-lane Major Thoroughfare designation for the roadway.